



Staff Report PL2020-016

Title of Report: PL2020-016-SP2-20-Emerson Martin
Department: Clerks
Branch: Planning Services
Council Date: June 17, 2020

Recommendation:

Be it resolved that Council receive Staff Report PL2020-016 for information; and **That Council** consider approval of By-law 2020-061 authorizing the entering into a Site Plan Agreement in substantially the form as that set out in Schedule A to the by-law.

Property Location: 132809 Southgate Sideroad 13



Background: This Site Plan Agreement implements Zoning Bylaw amendment Application C15-19.

A public meeting was held on September 25, 2019 for the zoning and the application was approved by by-law 2020-015 at the February 5, 2020 Council Meeting.

Staff Comments: The Site Plan and Site Plan Agreement address a number of issues to mitigate potential conflicts with neighbouring land uses. The agreement attempts to mitigate concerns raised by on farm shops and it includes the following:

1. Providing landscaping and screening to blend it in with the Surrounding Area. The screening trees are to be a minimum 1.5m in height and coniferous in order to provide screening of the outdoor storage areas and to blend the building in with the landscape.
2. Ensuring that in the event of a complaint all doors and windows will remain closed during operation. The large garage and loading doors are oriented away from the neighbouring residence to the south toward Southgate SRD 13.
3. Hours of Operation have been included as 7am to 7pm Monday to Friday and 7am to noon on Saturday with the business remaining closed on Sundays and all statutory holidays.
4. Applying dust control measures at the Townships discretion.
5. Requiring a Commercial Entrance Permit.
6. Requiring a water reservoir be installed should the Township fire department deem it necessary in future.

The closest residential lot is approximately 175m away to the North west. A key map of the area has been provided for your review.

The above provisions will ensure that surrounding land uses are minimally impacted by the proposed development. It is, therefore, the recommendation of Township staff to approve the Site Plan and authorize the mayor and clerk to sign the attached Site Plan Agreement.

Financial Implications: None

Concluding Comments: Based on the above it is recommended that the Council receive this staff report and consider approval of by-law 2020-061 authorizing the agreement.

Respectfully Submitted,

Municipal Planner: Original Signed By
Clinton Stredwick, BES, MCIP, RPP



CAO Approval: Original Signed By
Dave Milliner, CAO

Attachments: